

SENATE BILL 1079
By Ketron

AN ACT to amend Tennessee Code Annotated, Title 66,
Chapter 28, relative to the Uniform Residential
Landlord and Tenant Act.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 66-28-104(13), is amended by deleting subdivision (B) in its entirety, and by redesignating the remaining subdivision accordingly.

SECTION 2. Tennessee Code Annotated, Section 66-28-301(b), is amended by adding the following language at the end of such subsection:

After mailing such copy to the tenant, the landlord may begin to prepare the unit for occupancy.

SECTION 3. Tennessee Code Annotated, Section 66-28-305, is amended by deleting such section in its entirety and by substituting instead the following language:

§ 66-28-305.

Unless otherwise agreed, a landlord who conveys premises that include a dwelling unit subject to a rental agreement in good faith sale to a bona fide purchaser, landlord and/or agent is relieved of liability under the rental agreement and this chapter as to events occurring subsequent to written notice to the tenant of the conveyance and transfer of the security deposit to the bona fide purchaser.

SECTION 4. Tennessee Code Annotated, Section 66-28-401(5), is amended by deleting such subdivision in its entirety and by substituting instead the following language:

(5) Act and require other persons on the premises with the tenant's or other occupants' expressed or implied consent to act in a manner that will not disturb the neighbors' peaceful enjoyment of the premises.

SECTION 5. Tennessee Code Annotated, Section 66-28-405, is amended by deleting such section in its entirety and by substituting instead the following language:

§ 66-28-405

The tenant's unexplained or extended absence from the premises for thirty (30) days or more without payment of rent as due shall be prima facie evidence of abandonment. Upon such prima facie evidence of abandonment or based upon other reasonable factual circumstances, the landlord is then expressly authorized to enter, remove and store all personal items belonging to tenant. If the tenant does not claim such personalty within an additional thirty (30) days, the landlord may sell or dispose of the personalty and apply the proceeds of the sale to the unpaid rents, damages, storage fees, sale costs and attorney's fees. Any balances are to be held by the landlord for a period of six (6) months after the sale.

SECTION 6. This act shall take effect upon becoming a law, the public welfare requiring it.